



OFFICE OF THE
BOARD OF APPEALS
TOWN OF DUNSTABLE
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
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zoning-appealsboard@dunstable-ma.gov

Approved
5/22/13

Carter Hearing Minutes
April 4, 2013

Members Present: Leo Tometich, Chairperson
Ted Gaudette John Martin, Clerk
Lisa O'Connell, Member
Ted Gaudette, Member
Gerald Mead, Associate Member

Members Absent: Josh West, Member
Judy Thompson, Associate Member
Al Horton, Associate Member

Petitioners Present: Jeffrey Brown, Esq., Representation
Keith Carter for Brenda Carter, 61 Valley Street, Dunstable, MA

Abutters Present: Paul A. & Shirley A. Vlahos, 35 Valley Street, Dunstable, MA
Waldo W. & Lorain F. Chellis, 67 Valley Street, Dunstable, MA
Albert & Judith Wright, 572 Forest Street, Dunstable, MA 01827
Scott E. Wilkins, 552 Forest Street, Dunstable, MA 01827
Brian Jones, Tyngsboro, MA

Others Present: Ruth Lowder, Secretary
Linda Donahue, 19 W. Glenwood Street, Nashua, NH

Chairperson Leo Tometich called the meeting to order at 7:05 pm and read the posted hearing notice for the record and the certified parties in interest for the record. He asked the petitioner to present his case.

Jeffrey Brown presented the case for Brenda Carter. In 1972 Harry Allard purchased the land. In 1984 he obtained a Building Permit for a commercial building for his business Modern Continental. In 1990's he leased the building to Nolet Landscaping. Two months after the Nolet Landscaping lease expired he leased the building to Stephenson Landscaping.

Leo asked if there was a special permit for any of the businesses.

Keith Carter (Brenda Carter's son) said there was no special permit for any of the businesses.

Leo asked Keith if anyone lives in the house.

Keith answered that the residence is empty, except in spring and summer when Brenda Carter lives there, Florida off season

Leo Tometich asked if there were any other interested parties that would like to speak. No other interested parties attended the hearing.

Al Right a direct abutter on 572 Forest Street for 8 years said that Harry Allard would leave in the morning and come back in evening. There was no noise during day. When Nolet leased the property there were no problems and no noise. Then there was nothing in there for a while. Since Stephenson Landscaping has leased the building there is noise from a front loader from 5 am to 8 pm and on Sundays they are burying things. There are also wetlands on the property.

Keith Carter stated that the front loader is not the landscaper. It's a waste management company removing scrap metal. Three loads have been removed since last fall.

Leo Tometich motioned to continue the hearing until Thursday, April 18, 2013 at 7:00 pm at the Dunstable Town Hall. Lisa O'Connell seconded the motion and all were in favor.

Leo Tometich adjourned the hearing at 9:00 pm.